

1 \_\_\_\_\_ BILL NO. \_\_\_\_\_

2 INTRODUCED BY \_\_\_\_\_  
3 (Primary Sponsor)

4 A BILL FOR AN ACT ENTITLED: "AN ACT REVISING THE STANDARD OF REVIEW FOR CHALLENGES TO  
5 DECISIONS BY ARCHITECTURAL COMMITTEES; DEFINING "ARCHITECTURAL COMMITTEE"; AND  
6 PROVIDING AN APPLICABILITY DATE."

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8 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF MONTANA:

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10 NEW SECTION. **Section 1. Review of architectural committee decisions.** (1) The decision of an  
11 architectural committee challenged in court must be upheld unless the person or entity challenging the decision  
12 demonstrates that the decision was arbitrary and capricious.

13 (2) As used in this section, "architectural committee" means an entity empowered by a covenant to  
14 review proposed and existing buildings and landscaping on property subject to the covenant for aesthetic and  
15 architectural purposes.

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17 NEW SECTION. **Section 2. Codification instruction.** [Section 1] is intended to be codified as an  
18 integral part of Title 70, chapter 17, part 2, and the provisions of Title 70, chapter 17, part 2, apply to [section 1].

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20 NEW SECTION. **Section 3. Applicability.** [This act] applies to decisions made by architectural  
21 committees after September 30, 2023.

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